

DRAFT MEETING MINUTES

REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JULY 25, 2011
7: 00 p.m.

1. CONVENE: **7:10 P.M.**
2. FLAG SALUTE: **Vice President Autorino**
3. ROLL CALL: **Present:** President Ezzy Ashcraft, Vice-President Autorino, Board members: Burton, Henneberry, Kohlstrand & Zuppan

 Absent: None

4. MINUTES:

Minutes from the Regular meeting of March 14, 2011

Board Member Kohlstrand corrected typographical errors and requested that the amendments to conditions of approval be detailed in the minutes. **Approved as amended. 4-2 (Board members Burton and Henneberry abstained.)**

Minutes from the Special meeting of March 28, 2011

Board Member Kohlstrand noted that the Economic Development Commission did not participate in the Joint Meeting with the Planning Board. She noted that Vice Chair Autorino was represented by board member Zuppan during his absence at the Webster Street Subcommittee. **Approved as amended. 4-2 (Board member Burton and Henneberry abstained.)**

Minutes from the meeting of April 25, 2011

Board Member Kohlstrand noted typographical errors and requested that the meeting minutes be more detailed regarding community growth. **Continued due to lack of quorum.**

Minutes from the Regular meeting of July 11, 2011

President Ezzy-Ashcraft corrected typographical errors and omissions in the minutes. Board member Burton corrected comments regarding the boatworks project. Board member Kohlstrand identified omissions from the discussion on the conditions of approval. All noted that also requested that the conditions of approval, as discussed, be reflected with more detail in the minutes. **Approved as amended. 5-1 (Board member Autorino abstained.)**

5. AGENDA CHANGES AND DISCUSSION:

None

6. STAFF COMMUNICATIONS:

Written Report

6-A Future Agendas

Andrew Thomas, Planning Services Manager, provided an overview of upcoming projects.

6-B Zoning Administrator Report

The Zoning Administrator meeting of 7/19/2011 was canceled due to a lack of projects.

6-C Design Review Approvals 7/19/2011

No calls for review.

7. ORAL COMMUNICATIONS:

Mr. Fredericks, Alameda resident, stated his concern about the lack of regulation on portable basketball hoops in the public right of way or landscaping strips. Mr. Obaid Khan, Supervising Civil Engineer, Public Works, offered to work with him to identify opportunities to address these basketball hoops.

8. CONSENT CALENDAR:

None

9. REGULAR AGENDA ITEMS:

9-A Bay Conservation and Development Commission (BCDC) Proposed Bay Plan Amendments to Address Sea Level Rise in the San Francisco Bay Area

Andrew Thomas, Planning Services Manager, introduced the speakers on this item.

Mr. Lowe, consultant with ESA, presented general planning concepts on a regional level and the necessity of planning for sea level rise within the Bay Area.

Board member Kohlstrand asked how the interagency cooperation has been established for sea level rise.

Mr. Lowe explained per the example of the Joint Powers Agency at Hayward Shoreline Authority is what they focus on and how they cooperatively work on priority items and how the permitting issues are worked out.

Ms Barbara Hawkins, City Engineer with the Public Works Department, described the 2008 storm drain Master Plan, that included a 18" sea level rise analysis. This analysis focused on how an 18" sea level rise would impact the storm drain system in Alameda. She presented maps showing that sea-level rise would not likely occur through flooding on the shoreline, but that water would come up through the storm drains. Some limited capacity exists to catch a sea level rise with the storm drain system. She noted that the number of pump stations needs to be increased to assist in handling storm drainage, storm events, and sea-level rise water events.

Board member Burton asked how the upgrades would be funded.

Ms Hawkins explained that adding required infrastructure to accommodate sea-level rise

and aging infrastructure, will cost millions and she recommends that incremental upgrades be conducted for which a budget can be developed. Recently, EPA has mandated that the sewer systems require upgrades. Upgrades to the sewer system could be paid for by the recently increased sewer fees.

Vice Chair Autorino asked whether Public Works had looked at aggressively utilizing grey water and could it alleviate the sewer issues.

Ms. Hawkins said that new developments, such as Bayport, has grey water capability. There are some State regulations dealing with grey water. She noted that the study did not review the use of grey water.

President Ezzy-Ashcraft asked whether Ms. Hawkins agreed with the general statements of the BCDC maps and strategies.

Ms. Hawkins stated that the BCDC review is at much higher level review, and lacks the parcel-specific analysis that the City of Alameda has already conducted.

Mr. Joe LaClair, Chief Planning Officer with BCDC, provided a brief summary on the Bay Plan planning process and amendment process. The Bay Plan update includes 64 policy and findings changes that reflect recent scientific research. The Plan covers only the area around the Bay that are within 100' from the shoreline. He outlined the key highlights of the plan amendments. He requested that the Board review the amendments and asked for support of the Plan.

Vice-Chair Autorino asked for the three or four major changes that update the plan.

Mr. LaClair, pointed out that the most important change is the update of scientific background information, for instance explaining climate change impacts. The second most important feature is the call for a regional strategy to address the changes along the Bay that integrate the adaptation and mitigation strategies to be most cost effective and efficient. For instance, a pilot planning process is currently underway in Alameda County covering the shoreline area. The new Plan also includes a policy thrust that allows Bay-fill that would protect existing development. The Plan also requires a qualitative analysis evaluating the development impacts and developing custom mitigation measures.

President Ezzy-Ashcraft asked how the plan balances the need to protect and restore the wetlands and accommodating new scientific knowledge and providing existing property owners' certainty on development potential.

Mr. LaClair, explained that the Plan's policy is not to regulate local zoning, but to facilitate the discussion between the regional-local entities so that wetland restoration can continue.

Vice-Chair Autorino asked how the Plan would impact the developments already planned, but not fully developed like the Harbor Bay Business Park.

Mr. LaClair explained that current projects would not be impacted by the Plan, since BCDC

authority only has jurisdiction on public access within 100' of the shoreline. The policy recommendations are advisory only.

Board member Zuppan asked for clarification on the formation of a regional group and whether their jurisdiction would only cover the 100' currently under BCDC jurisdiction.

Mr. LaClair stated that the regional group would be a consensus-based group that would develop strategies and not have jurisdiction per se.

Mr. Andreas Cluver, Union Representative and coalition partner in 'Protect our Bayside Communities', spoke in support of the Plan. He suggested that public-private partnerships may be used to pay for future development along the shoreline. He urges the City of Alameda to conduct an assessment how the City of Hayward.

President Ezzy-Ashcraft opened the public comment period.

Mr. Reidy, Harbor Bay Business Park Association member discussed the cooperation between BCDC and the business park regarding the Plan and the remaining development potential of the Park. He spoke in favor of the Plan.

Ms. Susan Wallymore, Alameda resident, asked whether Alameda Point hazardous waste contamination and the rise in sea-levels would potentially leach onto the remainder of the island through the storm drains or into the Bay.

Mr. Thomas stated that those were valid concerns and were being considered during the engineering and planning process of Alameda Point. No decisions have been made at this time, but that the team is aware of these concerns.

President Ezzy-Ashcraft closed the comment period.

Board member Kohlstrand commended BCDC and associated organizations that have cooperated in this effort. She noted that the adaptation strategies need to be regional in order to minimize risk for the community. She asked how the recommendations of a 18" or 55" sea level rise would be implemented by the individual cities.

Andrew Thomas stated that the implementation plan would likely come in the form of the Climate Element within the City of Alameda jurisdiction.

Board member Kohlstrand felt that the Plan had several inconsistencies that contradict each other. She asked how those would be realigned for consistency. She also asked how risk assessment would be conducted.

Mr. Will Travis, Executive Director of BCDC, explained the difference between the findings and policies listed in the Plan. He also pointed out that 45 jurisdictions that front upon the Bay and 4 regional organizations have formed a coalition to develop a comprehensive strategy so that investment and economic growth will continue to locate in this area.

President Ezzy-Ashcraft asked how local control will be maintained and she asked him to address the perceived concern that BCDC is expanding its jurisdiction.

Mr. Travis explained that BCDC is not expanding its jurisdiction beyond the 100' shoreline boundary already established. Explicit policy language states the Plan's policies would not be applied to areas beyond the 100' jurisdiction area from the shoreline. Furthermore, the different policies are advisory, not intended to be used in a regulatory context. The main policy thrust is to ensure public access along the shoreline.

President Ezzy-Ashcraft asked the Board was interested in developing a resolution or recommendation that would support the proposed Plan amendments.

The Board discussed this and agreed to vote on a motion to support the amendments.

Board member Burton commended City staff for proactively assessing the future sea level rises. He stated that the Planning Board should utilize the Stormdrain Master Plan to assess the future projects for their impacts from sea level rise.

Board member Zuppan commended BCDC in working collaboratively with the community to develop support for the Plan.

Vice-Chair Autorino supports the fact that BCDC has made a strong argument for the economic impacts of the Plan.

Board member Burton made a motion, seconded by Vice-Chair Autorino, to support BCDC's Bay Plan Amendments. Motion passes 5-0.

10. WRITTEN COMMUNICATIONS:

None

11. BOARD COMMUNICATIONS:

Board member Burton gave a report on the meeting with the Public Art Consultant.

12. ADJOURNMENT: **10:05 p.m.**